

Before the Board of Zoning Adjustment, D. C.

Application No. 11779 of the National Capitol Housing Authority, pursuant to Section 8207.2 of the Zoning Regulations to permit the establishment of a student/staff parking lot as a part of the George Washington University Campus Plan as provided by Section 3101.46 of the regulations, in the R-5-C Zone at the premises 709-733 24th Street, N. W., known as lot 831, Square 42.

HEARING DATE: November 20, 1974

EXECUTIVE SESSION: January 21, 1975

FINDINGS OF FACT:

1. The University presently provides 2,599 parking spaces for its use, 122 of which are being used by Metro for construction sites in and around the campus.

2. The University has recognized a need for 2,800 to 3,000 off-street parking spaces in its approved campus plan.

3. The proposed lot in question, if granted, would provide approximately 78 additional spaces.

4. The Department of Highways and Traffic stated no objection to this application.

5. The National Capitol Planning Commission stated no objection to the proposed parking facility, however, it was recommended that the Board require adequate landscaping to screen the parking area from the St. Mary's Church, which abuts the subject property and is a category II landmark of the National Capitol.

6. The Board finds that the St. Mary's Church is already screened by a wall of approximately eight feet in height on the side which faces the parking lot.

7. No opposition was registered at the Public Hearing of this application.

CONCLUSIONS OF LAW:

Based upon the above application, and evidence of record, the Board concludes that the proposed parking facility is compatible and necessary to the approved Campus Plan of the George Washington University and that this application, if granted, would not adversely affect the use of nearby property.

ORDERED:

That the above application be and is hereby GRANTED for a period of five (5) years and subject to the following conditions:

a. Permit shall be issued for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

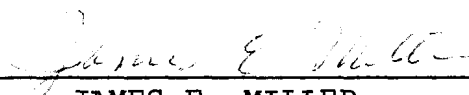
h. That the applicant is permitted to use the subject property for service and maintenance vehicles and pick-up trucks owned and operated by students or staff which have a weight up to 1½ tons.

VOTE:

4-0 (Mr. Klauber not voting, not having heard the case)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: JAN 30 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
